



PLANNING DEPARTMENT

**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1120 • FAX (508) 839-4602  
planningdept@graffton-ma.gov  
www.graffton-ma.gov

# FORM A

## APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

Application No. \_\_\_\_\_

**ANR 2023-16**

1. **OWNER OF RECORD:** Claremont Grafton LLC (Lot 1H); JDM Millennium Really Trust (Lot 1I)

STREET /P.O. Box Two Lakeshore Center 9 Millennium Drive CITY/TOWN Bridgewater, North Grafton  
STATE MA ZIP 02324; 01536 TELEPHONE 508-279-4308; 508-523-3000

Deed recorded in the Worcester District Registry of Deeds: Book 67025; 28966 Page 160; 173

2. **NAME OF APPLICANT:** Claremont Grafton LLC

STREET /P.O. Box Two Lakeshore Center CITY/TOWN Bridgewater  
STATE MA ZIP 02324 TELEPHONE 508-279-4308

3. **ENGINEER / LAND SURVEYOR:** Garry L. Holdright, PLS, Control Point Associates, Inc.

STREET /P.O. Box 352 Turnpike Road CITY/TOWN Southbridge  
STATE MA ZIP 01772 TELEPHONE (508) 948-3000 /gholdright@cpasurrey.com

4. **NAME OF AGENT / CONTACT PERSON:** Jonathan M. Silverstein, Blatman, Bobrowski, Haverly & Silverstein

STREET /P.O. Box 9 Damonmill Square, Suite 4A4 CITY/TOWN Concord  
STATE MA ZIP 01742 TELEPHONE 617-281-6913

5. **LOCATION OF LAND:** on the North side of Millenium Drive

218.99 feet northeast of Centennial Drive  
(Direction) (Street)

Total Acreage 16.96 (total) Zoning District(s) (including overlay zones) Office Light Industrial

ASSESSOR'S MAP(S) Map 5

LOT #(S) Lot 1H Lot 1I Lot 1I is to be added to Lot 1H  
(Per the attached Plan, a portion of

6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes \_\_\_\_\_ No XX

7. List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations)

Map(s) NA Lot(s) \_\_\_\_\_

8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (enclosed attested document).

Applicant's Signature \_\_\_\_\_ (Owner of Lot 1H) Date: 4/10/2023

Property Owner's Signature (if not Applicant) Judy Nickerson (Owner of Lot 1I) Date: 8/31/23  
Trust

Application No. ANR 2023-16

**Affidavit  
ANR Plan Submittal**

I, Gerry L. Holdright, PLS,  
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Grafton Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated August 30, 2023,

regarding MAP(s) 5 LOT #(S) 1H and 1I

on 5 and 9 Millenium Drive in the Town of Grafton.  
(property address)

Signature: 

Address Control Point Associates, Inc.

352 Turnpike Road

City / Town Southborough

State MA ZIP 01772

Phone: 508-948-3000



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**TREASURER / COLLECTOR**

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: it can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: Approval Not Required Plan

Claremont Grafton LLC

Petitioner Name

Two Lakeshore Center

Petitioner Address

Bridgewater, MA 02324

City, State, Zip

508-279-4308

Phone

Claremont Grafton LLC

Property Owner / Applicant

5 Millennium Dr (5-0-14)

Property Address

Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing	✓		

[Signature]  
Treasurer / Collector Signature

8/31/23

Date

Form Revised: 10/15/2012



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: \_\_\_\_\_

Claremont Grafton LLC

Petitioner Name

Two Lakeshore Center

Petitioner Address

Bridgewater, MA 02324

City, State, Zip

508-279-4308

Phone

Mickelson Judy D Trustee

Property Owner / Applicant

9 Millennium Dr (5-0-1L)

Property Address

Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal			✓
General Billing	✓		

[Signature]  
Treasurer / Collector Signature

8/31/23  
Date

Form Revised: 10/15/2012

**BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC**

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4  
CONCORD, MA 01742  
PHONE 978.371.2226  
FAX 978.371.2296

JONATHAN M. SILVERSTEIN  
JMS@bbhslaw.net

September 14, 2023

**BY HAND DELIVERY**

Planning Board  
c/o Fiona Coughlan, Town Planner  
30 Providence Road  
Grafton, MA 01519

**RE: 5 and 9 Millennium Drive – Approval Not Required Plan**

Dear Members of the Planning Board:

On behalf of Claremont Grafton LLC ("Claremont"), the owner of property known as 5 Millennium Drive (Assessors' Map 5, Lot 1H), and with the approval of JDM Millennium Realty Trust ("JDM"), the owner property at 9 Millennium Drive (Assessors' Map 5, Lot 1I), please find the following:

- Two completed and signed copies of the "Form A - Application for Endorsement of Plan Believed Not To Require Approval (ANR)," together with Surveyor's Affidavit for ANR Plan Submittal;
- Certificates of Good Standing for both properties signed by the Treasurer/Collector;
- One original mylar of a plan entitled, "Approval Not Required Plan of Land, Claremont Companies LLC, 5 & 9 Millennium Drive, Map 5, Lot 1.H & 1.I," prepared by Control Point Associates, Inc., and dated August 30, 2023 (the "Plan");
- Four full size paper copies of the Plan;
- One flash drive containing this letter, the Form A Application, the Certificate of Good Standing and the Plan, all in PDF format; and
- A check in the amount of \$100 (ANR application fee with no new lots being created)

The Plan depicts a simple shift of lot lines to facilitate the proposed sale of a parcel comprising approximately 1.23 acre in size ("Conveyance Parcel") from JDM to Claremont. The Conveyance Parcel is located in the northern corner of JDM's property (shown as Lot 1I on the Plan), to the west of the current boundary between Lot 1H and Lot 1I. The Plan shows the elimination of the current boundary between Lot 1H and Lot 1I, and the merger of the existing

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Planning Board  
September 14, 2023

Lot 1H and the Conveyance Parcel. The proposed boundary line amendment would not affect the amount of frontage either lot currently has on Millennium Drive.

Since the Plan does not depict the creation of any new building lots, but rather depicts only a lot-line adjustment to reflect the proposed sale by JDM and purchase by Claremont of the Conveyance Parcel, the Plan does not depict a subdivision, as that term is defined under G.L. c. 41, §81L. Accordingly, pursuant to the provisions of G.L. c.41, §81P, the applicant respectfully requests that the Board endorse the Plan as not requiring definitive plan approval under the Subdivision Control Law.

Thank you for your time and attention. Please do not hesitate to contact me should you have any questions.

Very truly yours,



Jonathan M. Silverstein

Enc.

cc: Claremont Grafton LLC  
JDM Millennium Realty Trust (Gary Sanginario, Esq.)  
April Wilmar, Esq.  
Gerry L. Holdright, PLS

